

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis County Consortium State: MN

PJ's Total HOME Allocation Received: \$12,314,474 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	96.99 %	95.30 %	3	94.94 %	70	72	
% of Funds Disbursed	93.31 %	89.10 %	2	84.35 %	84	86	
Leveraging Ratio for Rental Activities	5.12	10.96	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.78 %	98.79 %	6	81.38 %	34	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.86 %	80.02 %	6	68.05 %	46	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.84 %	87.73 %	5	79.65 %	51	57	
% of 0-30% AMI Renters to All Renters***	63.72 %	55.71 %	2	44.76 %	76	81	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.29 %	1	94.31 %	100	100	
Overall Ranking:			In State:	5 / 6	Nationally:	86 87	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,463	\$28,324		\$25,245	113 Units	8.30 %	
Homebuyer Unit	\$6,328	\$11,654		\$14,395	1,012 Units	74.60 %	
Homeowner-Rehab Unit	\$11,529	\$12,939		\$20,186	231 Units	17.00 %	
TBRA Unit	\$0	\$2,104		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$60,570	\$63,595	\$15,749
State:*	\$80,343	\$105,537	\$6,117
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	93.8	97.5	94.8	0.0
Black/African American:	0.0	0.3	1.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	6.2	1.3	3.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.5	0.4	0.0
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HOUSEHOLD SIZE:

1 Person:	58.4	24.8	37.2	0.0
2 Persons:	22.1	26.3	24.7	0.0
3 Persons:	11.5	24.2	15.6	0.0
4 Persons:	5.3	18.5	12.1	0.0
5 Persons:	1.8	4.9	4.8	0.0
6 Persons:	0.9	1.1	3.0	0.0
7 Persons:	0.0	0.0	0.4	0.0
8 or more Persons:	0.0	0.2	2.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.9	27.1	22.5	0.0
Elderly:	15.9	1.5	27.3	0.0
Related/Single Parent:	23.0	33.1	20.3	0.0
Related/Two Parent:	5.3	27.4	26.4	0.0
Other:	8.8	11.0	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.9	0.2 [#]
HOME TBRA:	0.0	
Other:	59.3	
No Assistance:	16.8	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

Group Rank: 86
(Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 87
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	90.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	72.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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